

THIS CONTRACT AND AGREEMENT Made this 2d day of January, 1951, by and between Lee S. Zecher and Launa Etta Zecher, his wife, Gaye L. Zecher, unmarried, and Elva A. Zecher, mother and next friend of June C. Zecher and Robert A. Zecher, infants, parties of the first part, and Pauline M. K. Guyton and Arthur R. Guyton, her husband, parties of the second part.

WITNESSETH: That the parties of the first part do hereby bargain and sell unto the parties of the second part, and the latter do hereby purchase from the former, all of their right, title and interest in and to all the following described real estate, to-wit:

FIRST: All that tract or parcel of land containing 163 acres and 32 3/4 square perches, located in Frederick County, Maryland, together with improvements thereon, which was conveyed unto John S. Zecher by deed from Daniel D. Zecher and Amanda C. Zecher, his wife, dated December 29, 1896, and recorded in Liber J. L. J. No. 16, folio 56, one of the Land Records for Frederick County, and being one of the parcels of land of which John S. Zecher died seized and possessed, intestate, and which descended to and vested in the said Lee S. Zecher, Pauline M. K. Guyton, Gaye L. Zecher, his only children, and June C. Zecher and Robert A. Zecher, the only children of a deceased son, Floyd Zecher, as heirs at law and next of kin.

SECOND: All those tracts or parcels of land consisting of two pieces, one containing 64 acres and 36 square perches, and the other containing 17 acres, 3 roods and 19 square perches, less 9 acres, more or less, containing in the aggregate 82 acres and 15 square perches, more or less, and being the same real estate which was conveyed unto Lee S. Zecher, Pauline M. K. Guyton, Gaye L. Zecher, June C. Zecher and Robert A. Zecher, by deed from Aaron A. Rice and Estie M. Rice, his wife, dated November 14, 1950, and intended <sup>491/113</sup> to be recorded among the Land Records for Frederick County. At and for the sum of \$23,500.00, said \$23,500.00 to be paid when a deed for the property shall be executed at the expense